

THE FAYETTE COUNTY PLANNING COMMISSION met on April 6, 2006 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Al Gilbert
Tim Thoms

MEMBERS ABSENT: Douglas Powell, Vice-Chairman
Bill Beckwith

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Bill McNally, County Attorney
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Deputy Shawn Albea

STAFF ABSENT: Delores Harrison, Zoning Technician

Welcome and Call to Order:

Chairman Graw called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present. Chairman Graw and the P.C. wished Robyn Wilson a happy 50th birthday.

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1. Consideration of the Minutes of the meeting held on March 2, 2006.

Chairman Graw asked the Board Members if they had any comments or changes to the Minutes as circulated? Al Gilbert made the motion to approve the Minutes. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Doug Powell and Bill Beckwith were absent.

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2. Consideration of the Workshop Minutes of the meeting held on March 16, 2006.

Chairman Graw asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated? Tim Thoms made the motion to approve the Workshop Minutes. Al Gilbert seconded the motion. The motion unanimously passed 3-0. Doug Powell and Bill Beckwith were absent.

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3. Consideration of the Workshop Minutes of the meeting held on March 30, 2006.

Chairman Graw asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated? Al Gilbert made the motion to approve the Workshop Minutes. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Doug Powell and Bill Beckwith were absent.

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4. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article III. Definitions, Section 3-20. Cabana (Pool Cabana) presented by the Planning & Zoning Department.

Pete Frisina advised that the P&Z Department was having problems with a cabana being described as a one (1) roomed shelter. He said that the building plans for a cabana usually include a bathroom, eating area, and storage area which would not comply with the one (1) roomed definition. He added that an option was added to allow a cabana to be open or enclosed for the section facing a pool or lake.

Chairman Graw asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none, he closed the floor from public comments.

Al Gilbert made a motion to approve the proposed amendments. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Doug Powell and Bill Beckwith were absent.

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Tim Thoms read the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

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THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON APRIL 6, 2006 AND BY THE BOARD OF COMMISSIONERS ON APRIL 27, 2006.

Chairman Graw advised that Petition No. RDP-005-06 and RDP-006-06 would be presented together; however, there would be separate votes by the P.C. He said that there had been several questions prior to the meeting which had been answered. He stated that one (1) of the questions asked was if there would be an increase in the number of lots which is not allowed nor proposed.

- 5. Consideration of Petition No. RDP-005-06, Morning Creek, Pod A, Dan Fields of John Wieland Homes and Neighborhoods, Inc., Owner, and Bryan Lightweis, Agent, request approval of the Revised Development Plan for Morning Creek, Pod A for a new site layout due to soil conditions not conducive for septic systems. This property consists of 118.37 acres with 43 single-family dwelling lots. This property is located in Land Lot(s) 193, 194, 223, and 224 of the 5th District, fronts on S.R. 92 North, and is zoned C-S.**

AND

- 6. Consideration of Petition No. RDP 006-06, Morning Creek, Pod B, Dan Fields of John Wieland Homes and Neighborhoods, Inc., Owner, and Bryan Lightweis, Agent, request approval of the Revised Development Plan for Morning Creek, Pod A for a new site layout due to soil conditions not conducive for septic systems. This property consists of 248.743 acres with 97 single-family dwelling lots. This property is located in Land Lot(s) 194, 223, and 224 of the 5th District, fronts on S.R. 92 North and Eastin Road, and is zoned C-S.**

Due to no one being present to represent the two (2) petitions, Pete Frisina advised that the number of lots were the same as previously approved with 43 lots in Pod A and 97 lots in Pod B. He pointed out that the pods had been reconfigured on the Development Plan to relocate the lots with poor soils into the area with better soils and also to relocate the Conservation Area into the area of poor soils. He noted that one (1) cul-de-sac had been added to Pod A and two (2) cul-de-sacs in Pod B. He added that the proposed road was moved farther north in Pod A with lots on one (1) side of the proposed road.

Al Gilbert advised that if significant changes are made to the approved Development Plan that the Revised Development Plan must be approved by the P.C. and the B.O.C. which is the same procedure for a PUD zoning.

Tim Thoms asked if there was a street which exceeded the maximum 3,000 foot street length.

Mr. Frisina replied that there is a street over 3,000 feet in Pod B which would be addressed at the time the Preliminary Plat is considered.

Chairman Graw asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Al Gilbert made a motion to approve Petition No. RDP-005-06. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Doug Powell and Bill Beckwith were absent.

Al Gilbert made a motion to approve Petition No. RDP-006-06. Tim Thoms seconded the motion. The motion unanimously passed 3-0. Doug Powell and Bill Beckwith were absent.

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Chairman Graw asked if there was any further business. He advised that there would be a Workshop immediately following the public hearing.

There being no further business, Al Gilbert made the motion to adjourn the meeting. Tim Thoms seconded the motion. The motion for adjournment unanimously passed 3-0. Doug Powell and Bill Beckwith were absent. The meeting adjourned at 7:19 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
SECRETARY

